



3 The Briars, Cheshunt, Waltham Cross, EN8 8SW

£435,000

Lanes
ESTATE AGENTS

3 The Briars, Waltham Cross, EN8 8SW

Welcome to The Briars, Cheshunt, this delightful terraced house presents an excellent opportunity for those seeking a family home with great potential. Boasting three well-proportioned bedrooms, this property is ideal for families.

One of the standout features of this home is the spacious rear garden, providing a wonderful outdoor space for children to play, gardening enthusiasts, or simply enjoying the fresh air. Additionally, there is potential to extend the property to the rear, subject to planning permission, allowing you to tailor the home to your specific needs.

Conveniently located, the property is within walking distance of both Cheshunt and Theobalds Grove Train Stations, making commuting to London and surrounding areas a breeze. For those with vehicles, the property also benefits from a garage and off-street parking, ensuring that parking is never a concern.

While the house is in need of some modernisation, this presents a fantastic opportunity for buyers to put their own stamp on the property and create a home that reflects their personal style. With its prime location, this house is a must-see for anyone looking to invest in a property with great potential in Cheshunt.

Also has the added incentive of being sold CHAIN FREE.

Call Now!



Driveway and Garage to Front

Entrance Hall

Downstairs WC/Utility Room

Kitchen 11'9 x 6'2 (3.58m x 1.88m)

Lounge/Diner 17'10 x 11'10 (5.44m x 3.61m)

First Floor Landing

Bedroom One 12'4 x 9'9 (3.76m x 2.97m)

Bedroom Two 15'3 x 7'10 (4.65m x 2.39m)

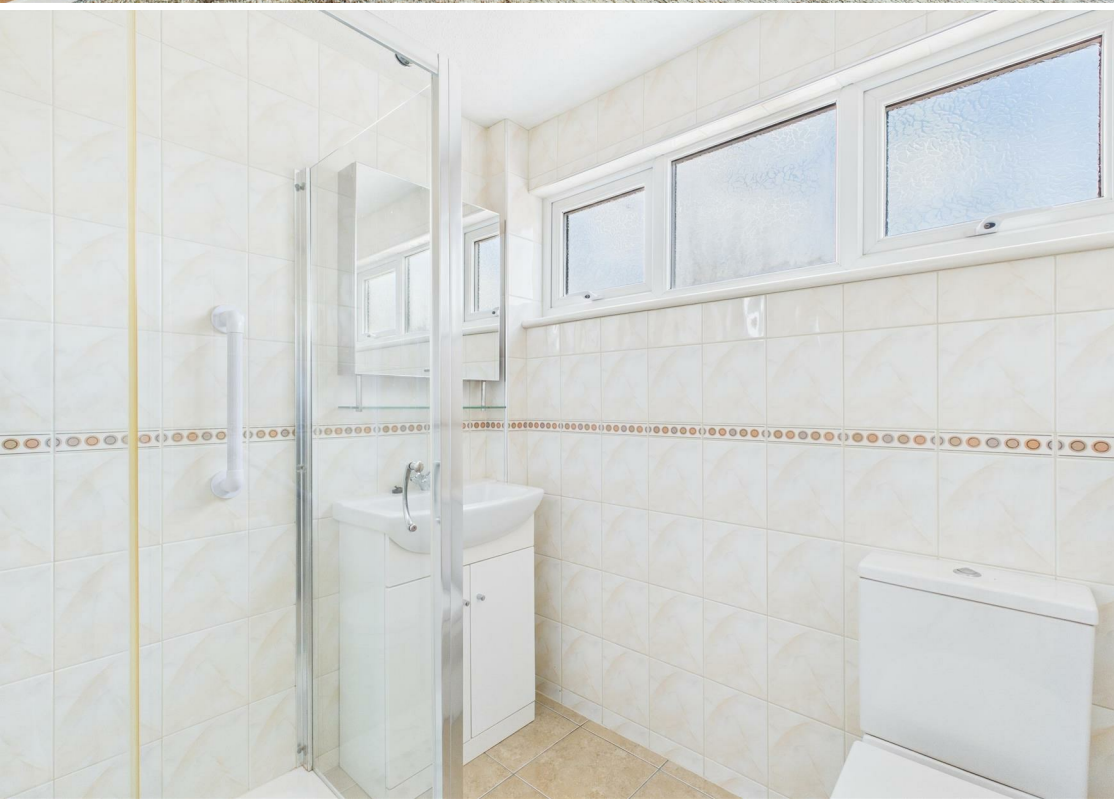
Bedroom Three 9'5 x 7'10 (2.87m x 2.39m)

Shower Room

Rear Garden

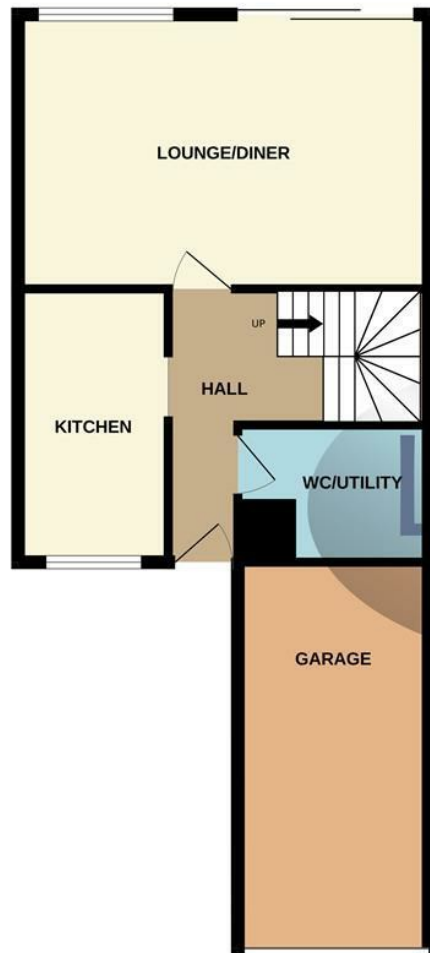
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GROUND FLOOR



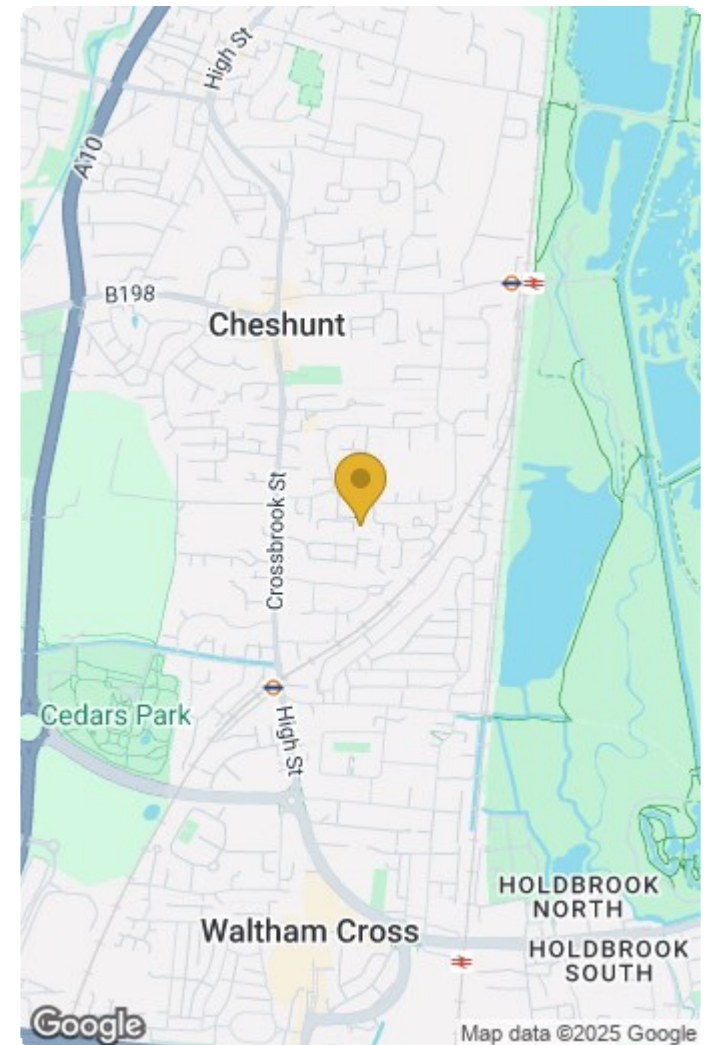
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	